

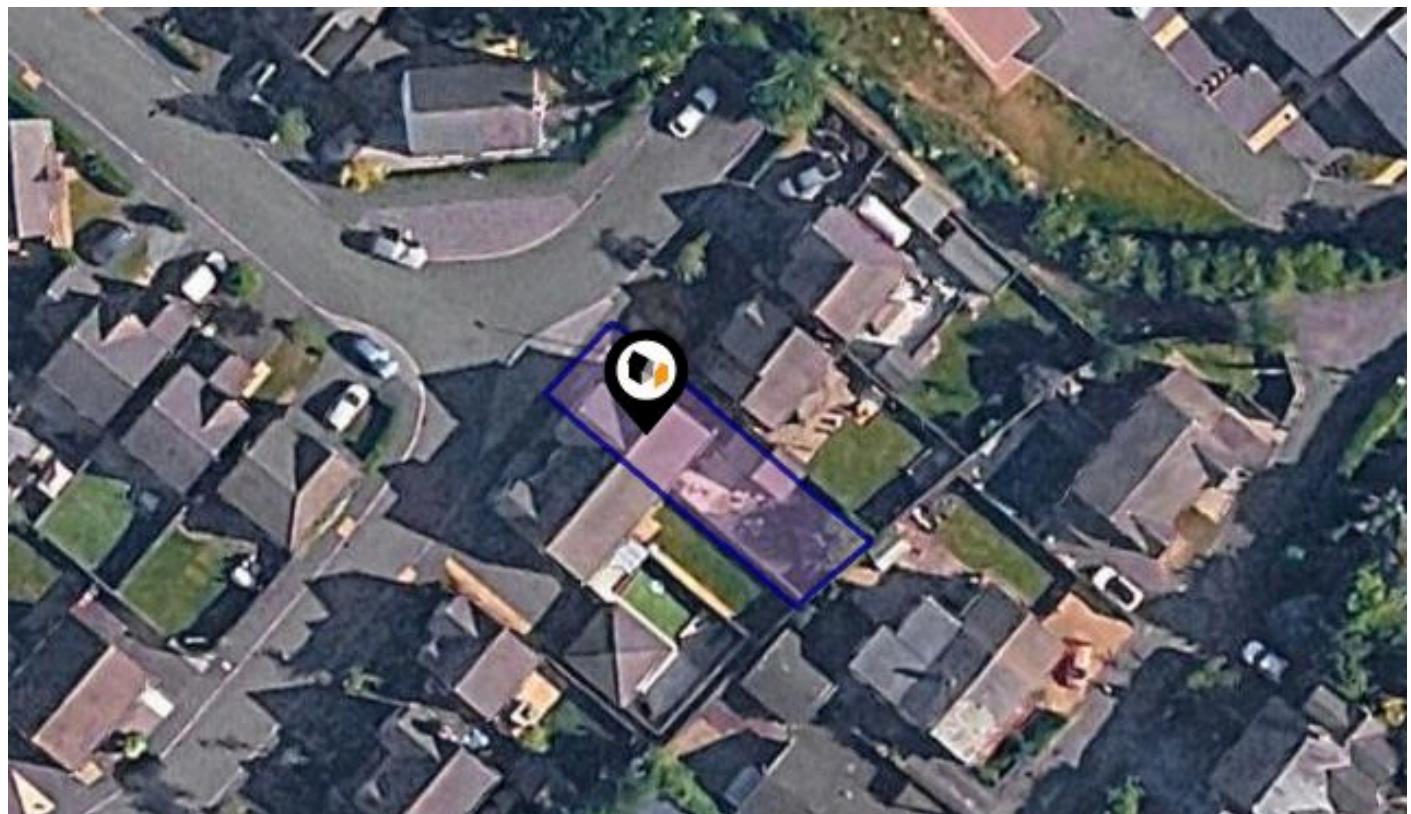


See More Online

KPF: Key Property Facts

An Analysis of This Property & The Local Area

Monday 09th February 2026



CHARTER COURT, WINSFORD, CW7

butters john bee

181-183 Nantwich Road, Crewe, Cheshire, CW2 6DF

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www.buttersjohnbee.com

Property Overview



Property

Type:	Terraced House	Tenure:	Leasehold
Bedrooms:	3	Start Date:	08/10/2015
Floor Area:	839 ft ² / 78 m ²	End Date:	01/01/2013
Plot Area:	0.05 acres	Lease Term:	999 years from 1 January 2014
Year Built :	2015	Term Remaining:	987 years
Council Tax :	Band B		
Annual Estimate:	£1,860		
Title Number:	CH643338		

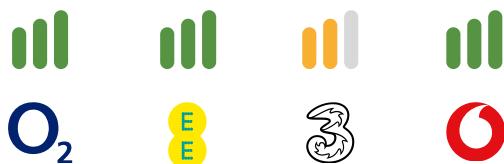
Local Area

Local Authority:	Cheshire west and chester
Conservation Area:	No
Flood Risk:	
● Rivers & Seas	Very low
● Surface Water	Very low

Estimated Broadband Speeds (Standard - Superfast - Ultrafast)



Mobile Coverage:
(based on calls indoors)



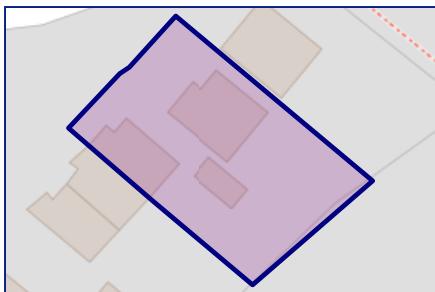
Satellite/Fibre TV Availability:



Property Multiple Title Plans

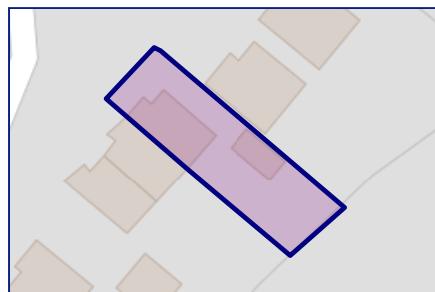
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Freehold Title Plan



CH646103

Leasehold Title Plan



CH643338

Start Date: 08/10/2015
End Date: 01/01/3013
Lease Term: 999 years from 1 January 2014
Term Remaining: 987 years

Property EPC - Certificate

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CW7

Energy rating

B

Valid until 25.10.2035

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	81 B	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Property EPC - Additional Data

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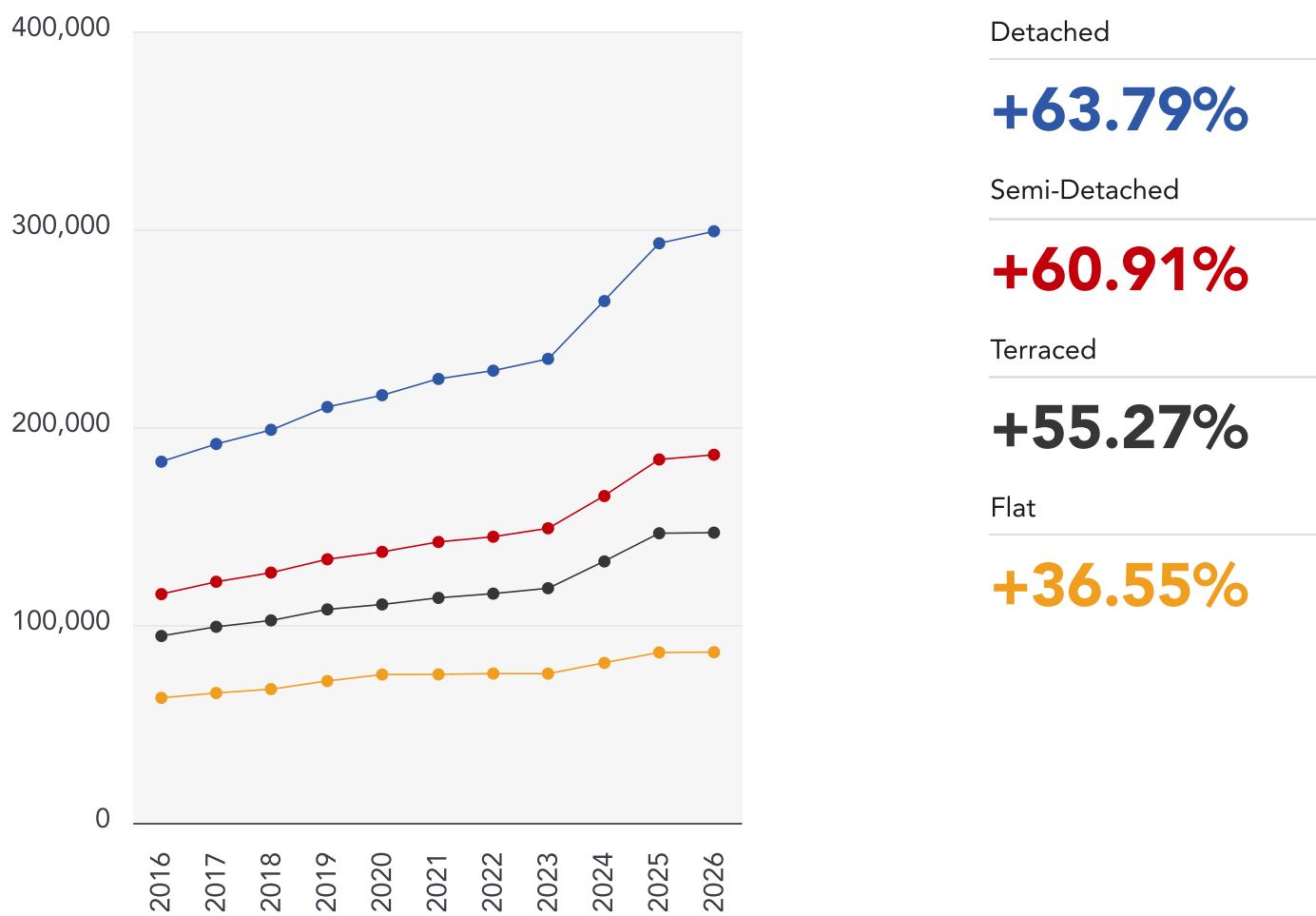
Additional EPC Data

Property Type:	House
Build Form:	End-Terrace
Transaction Type:	Rental
Energy Tariff:	Single
Main Fuel:	Mains gas (not community)
Main Gas:	Yes
Previous Extension:	0
Open Fireplace:	0
Walls:	Timber frame, as built, insulated (assumed)
Walls Energy:	Good
Roof:	Pitched, 300 mm loft insulation
Roof Energy:	Very Good
Main Heating:	Boiler and radiators, mains gas
Main Heating Controls:	Time and temperature zone control
Hot Water System:	From main system
Hot Water Energy Efficiency:	Good
Lighting:	Good lighting efficiency
Floors:	Solid, insulated (assumed)
Total Floor Area:	78 m ²

Market House Price Statistics

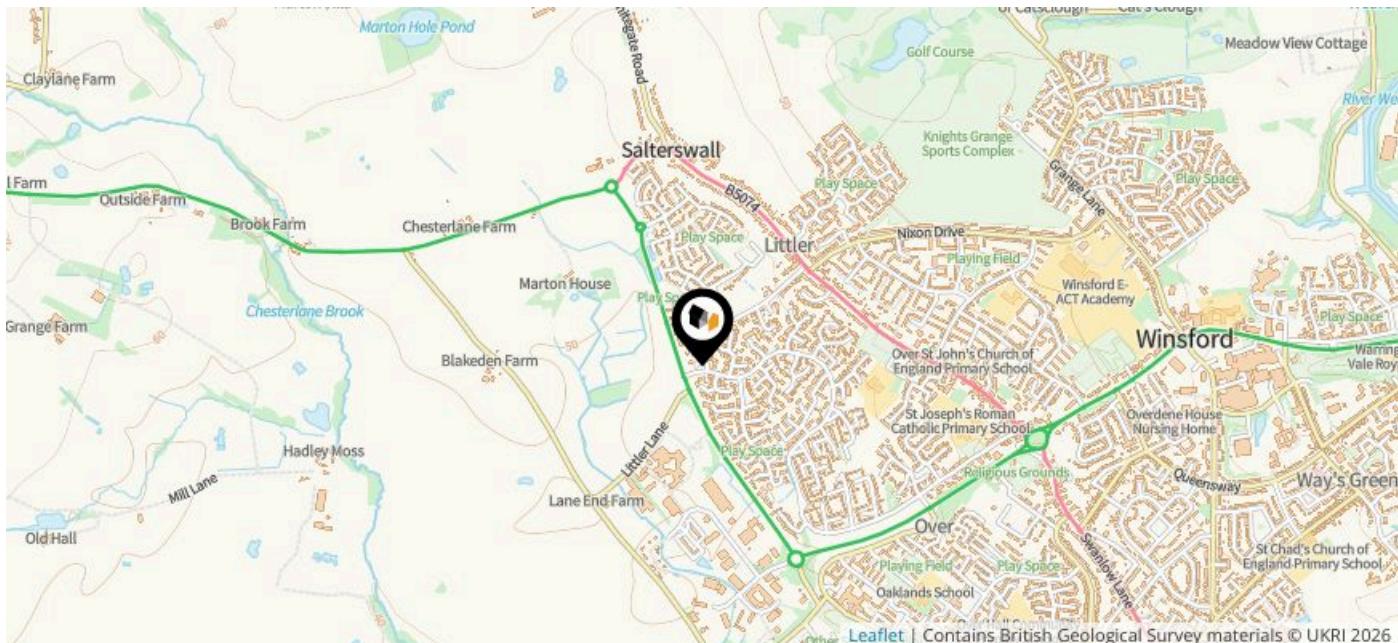
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10 Year History of Average House Prices by Property Type in CW7



Maps Coal Mining

This map displays nearby coal mine entrances and their classifications.



Mine Entry

- ✖ Adit
- ✖ Gutter Pit
- ✖ Shaft

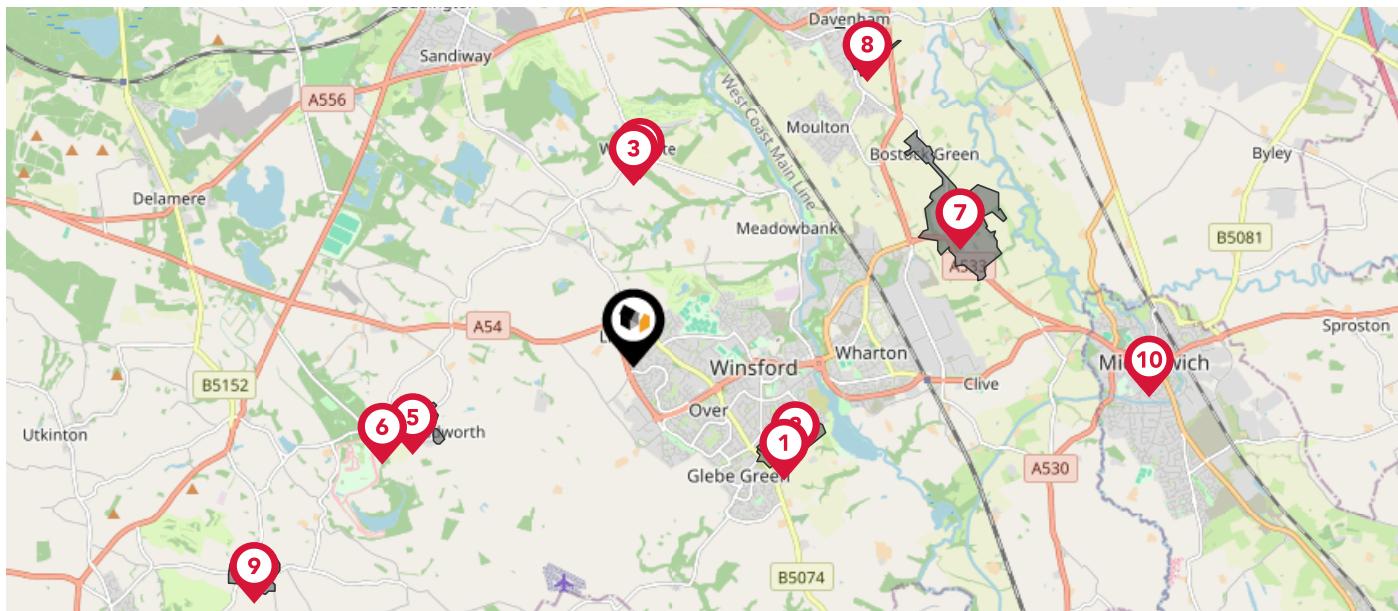
The Coal Authority has records of over 175,000 mine entries within the UK captured in the National Coal Mining database, derived from sources including abandonment plans, geological and topographical plans.

Coal mining activity is recorded as far back as the 13th century, but prior to 1872 there was no requirement to deposit abandonment plans. It is therefore believed there may be many unrecorded mine entries of which the Authority has no information or knowledge. These entries do not, therefore, appear within the Authority's national dataset as shown on this map.

Maps

Conservation Areas

This map displays nearby official conservation areas. Every local authority in England has at least one conservation area. Most are designated by the Council as the local planning authority, though Historic England and the Secretary of State also have the power to create them.



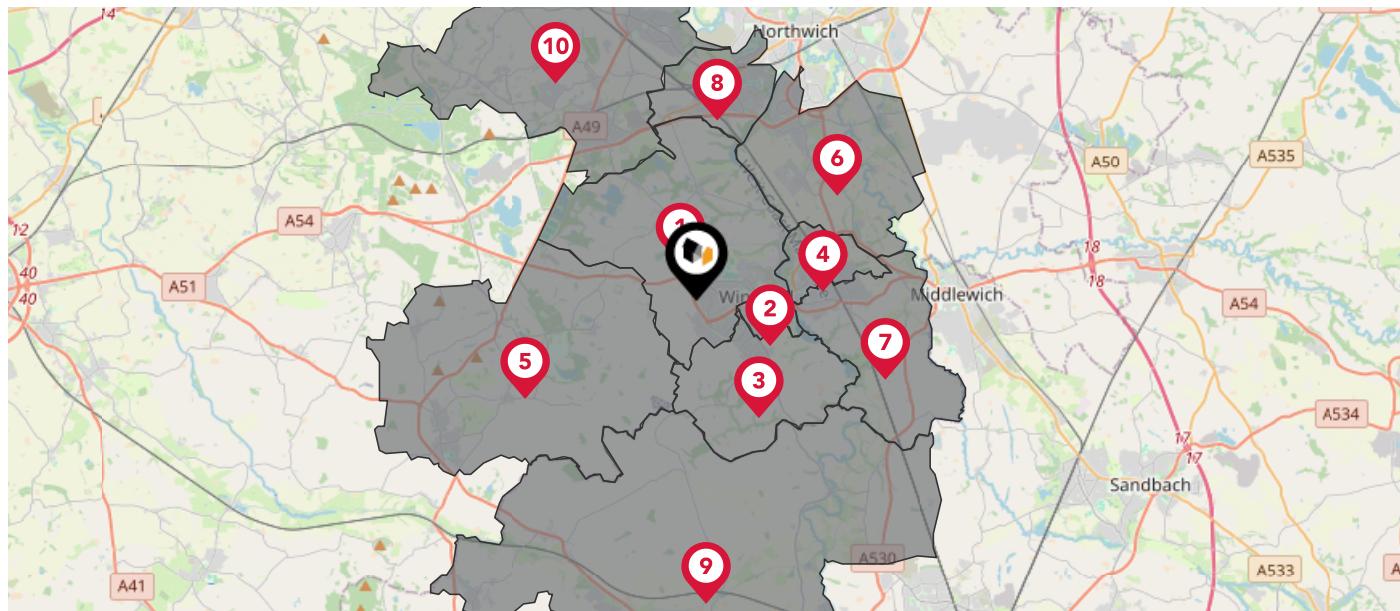
Nearby Conservation Areas

- 1 St. Chad's (Winsford) Conservation Area
- 2 St. Chad's (Winsford) Conservation Area
- 3 Whitegate Conservation Area
- 4 Whitegate Conservation Area
- 5 Little Budworth Conservation Area
- 6 Little Budworth Conservation Area
- 7 Bostock Conservation Area
- 8 Davenham Conservation Area
- 9 Eaton Conservation Area
- 10 Middlewich Conservation Area

Maps

Council Wards

The UK is divided into wards that are used for local elections to elect local government councillors. Sometimes these are known as 'electoral divisions'. Population counts can vary substantially between wards, but the national average is about 5,500



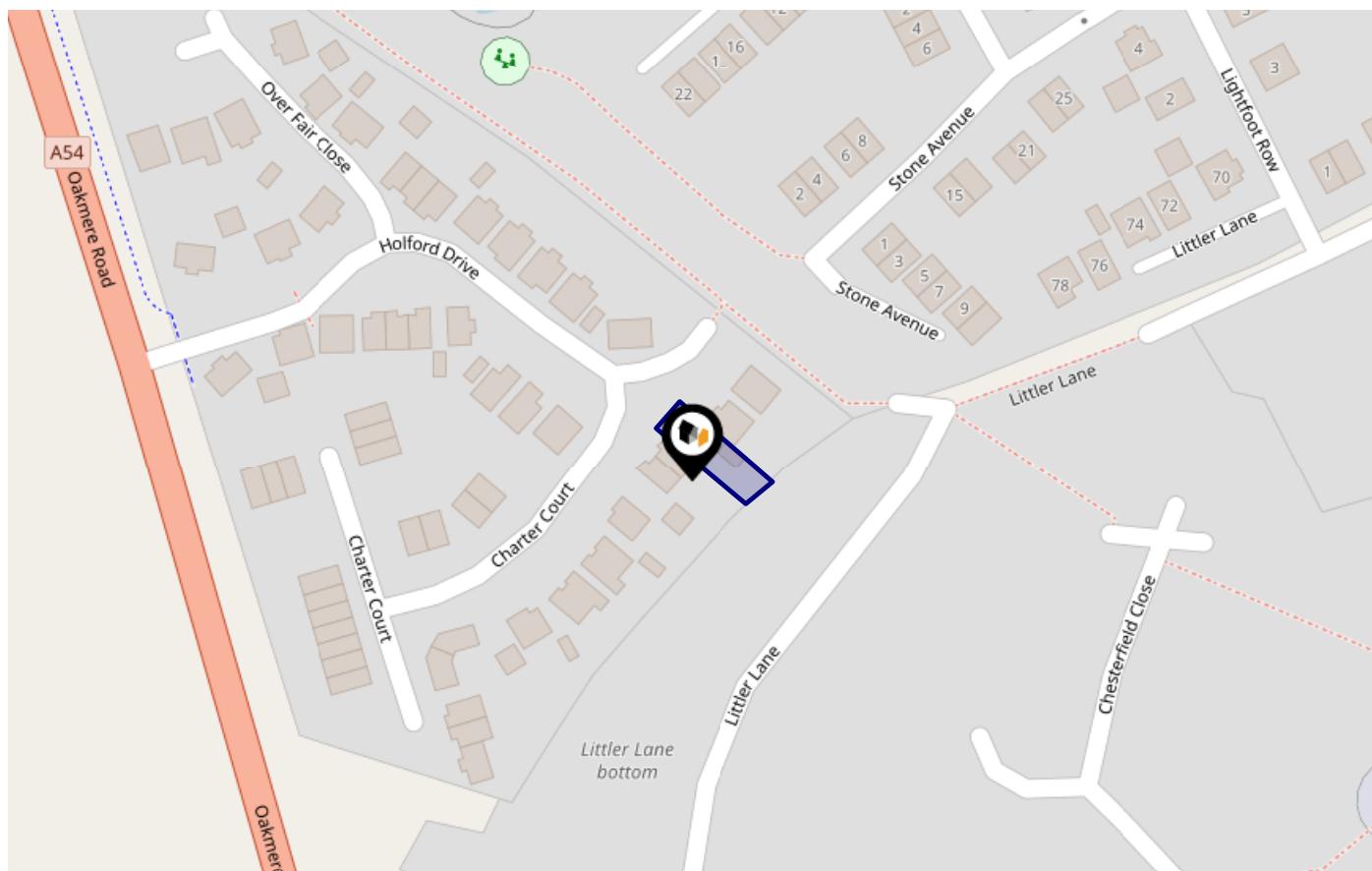
Nearby Council Wards

- 1 Winsford Over & Verdin Ward
- 2 Winsford Dene Ward
- 3 Winsford Swanlow Ward
- 4 Winsford Wharton Ward
- 5 Tarporley Ward
- 6 Davenham, Moulton & Kingsmead Ward
- 7 Winsford Gravel Ward
- 8 Hartford & Greenbank Ward
- 9 Bunbury Ward
- 10 Weaver & Cuddington Ward

Flood Risk

Rivers & Seas - Flood Risk

This map shows the chance of flooding from rivers and / or the sea, taking into account flood defences and their condition.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
- Medium Risk** - an area which has a chance of flooding of greater than 1 in 100 (1.0%) in any one year.
- Low Risk** - an area which has a chance of flooding of greater than 1 in 1000 (0.1%) in any one year.
- Very Low Risk** - an area in which the risk is below 1 in 1000 (0.1%) in any one year.

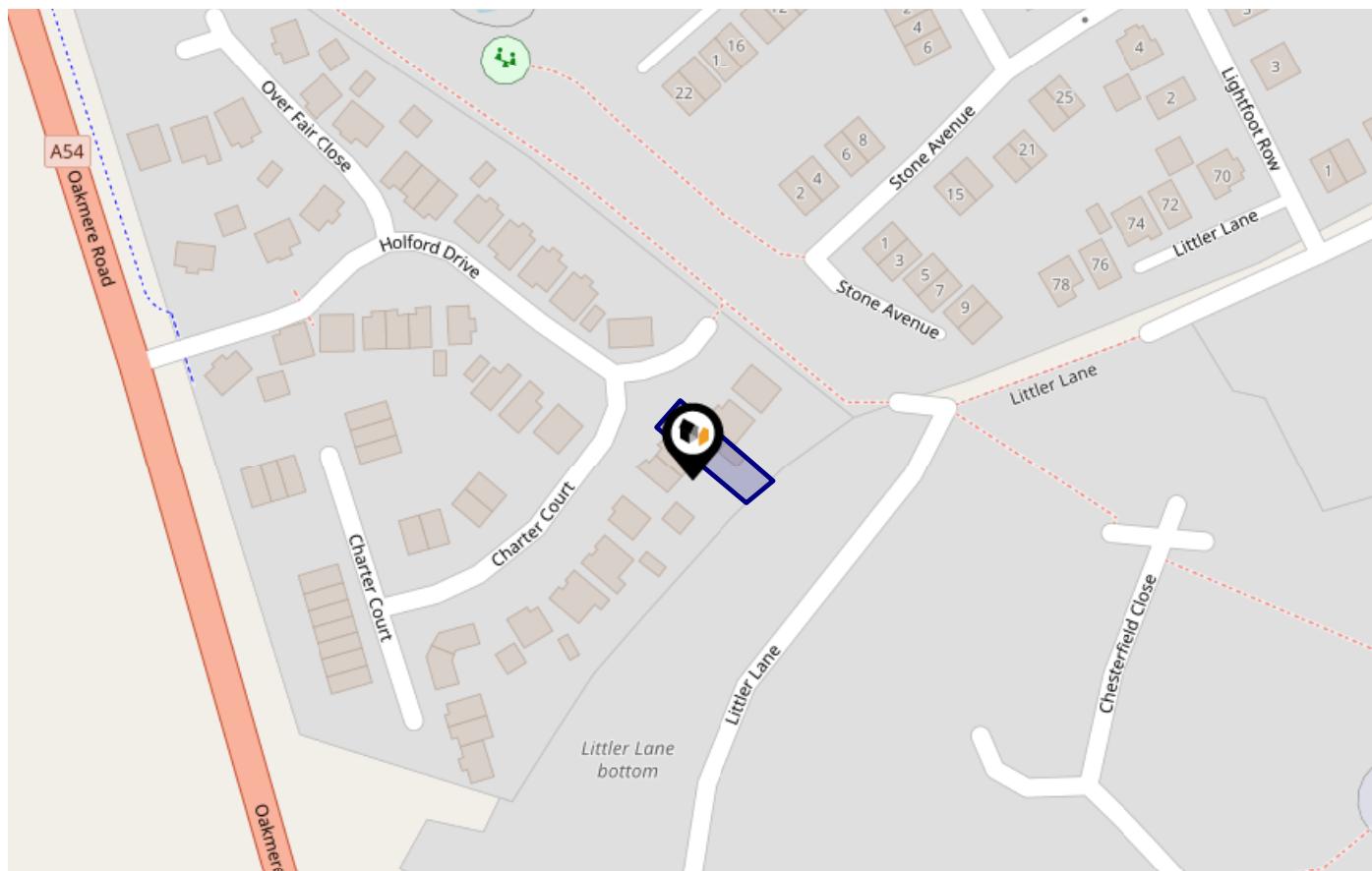
Chance of flooding to the following depths at this property:



Flood Risk

Rivers & Seas - Climate Change

This map shows the future chance of flooding from rivers and / or the sea **between 2036 and 2069**, taking into account flood defences and their condition. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

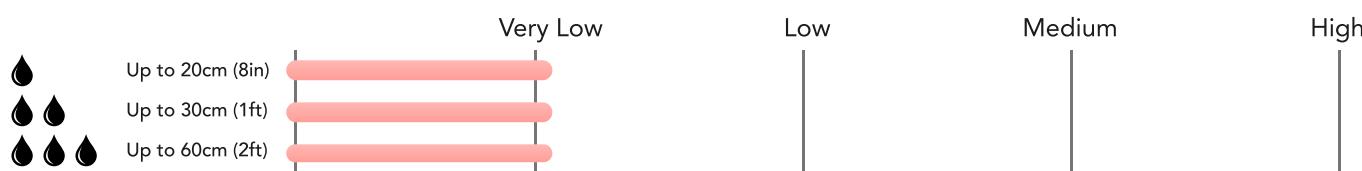


Risk Rating: Very low

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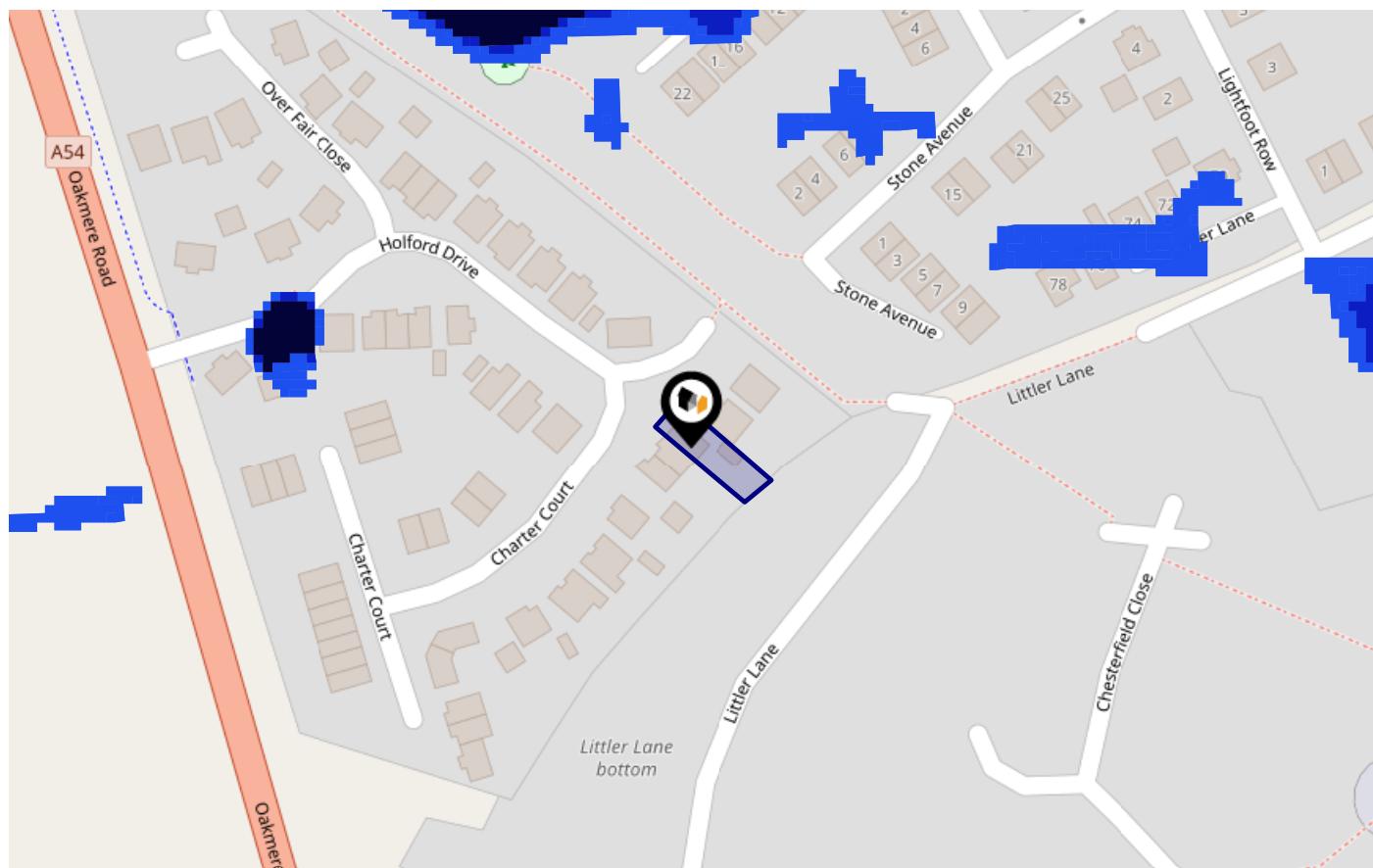
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Flood Risk

This map shows the chance of flooding where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas.



Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

- High Risk** - an area which has a chance of flooding of greater than 1 in 30 (3.3%) in any one year.
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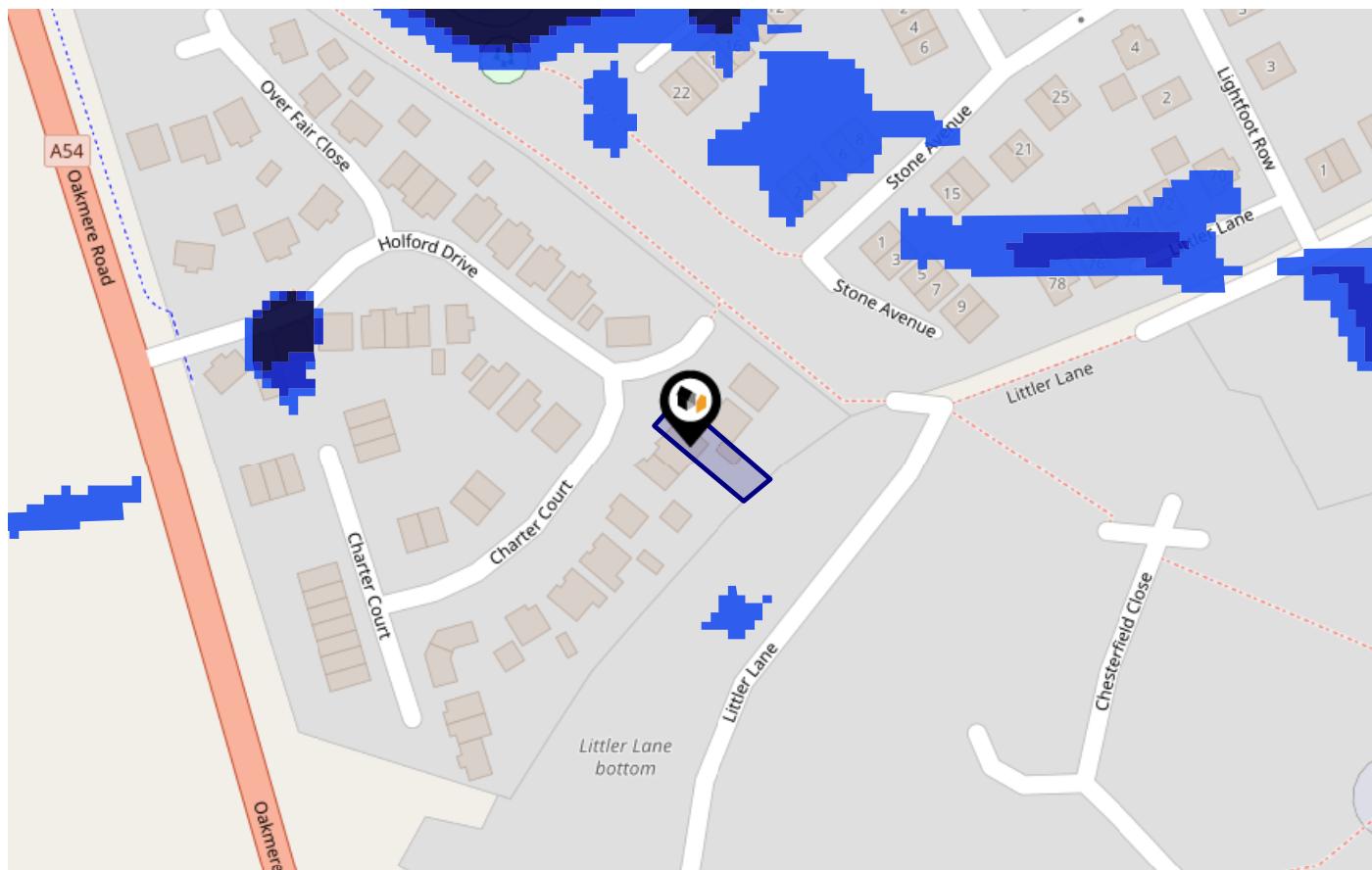
Chance of flooding to the following depths at this property:



Flood Risk

Surface Water - Climate Change

This map shows the future chance of flooding **between 2040 and 2060** where rainwater has nowhere to drain. This kind of flooding can occur far from rivers or seas. The government climate change models cannot predict exactly when the chance of flooding will go up. It could happen at any time during the time period.

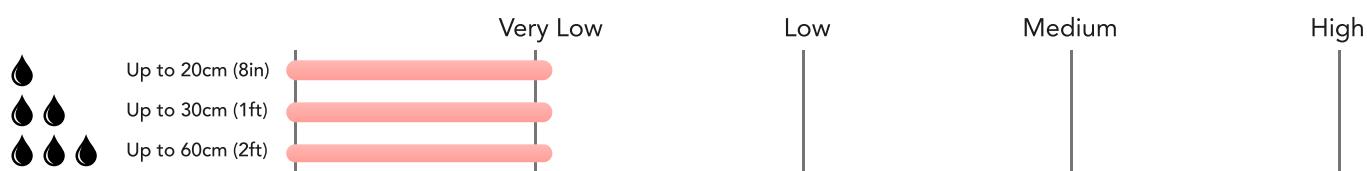


Risk Rating: Very low

The map does not contain sufficient information for it to be used to determine flood risk to individual properties, but it does give you an indication of whether your area may be affected by surface water flooding at this risk level.

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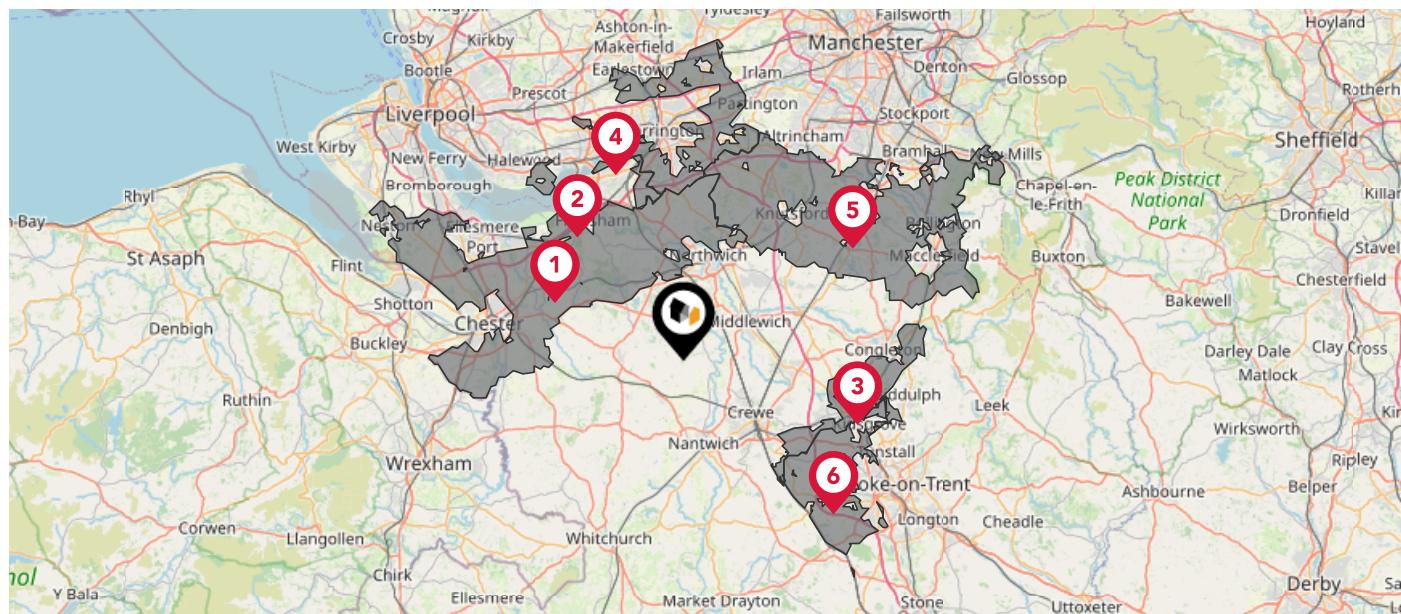
Chance of flooding to the following depths at this property:



Maps

Green Belt

This map displays nearby areas that have been designated as Green Belt...



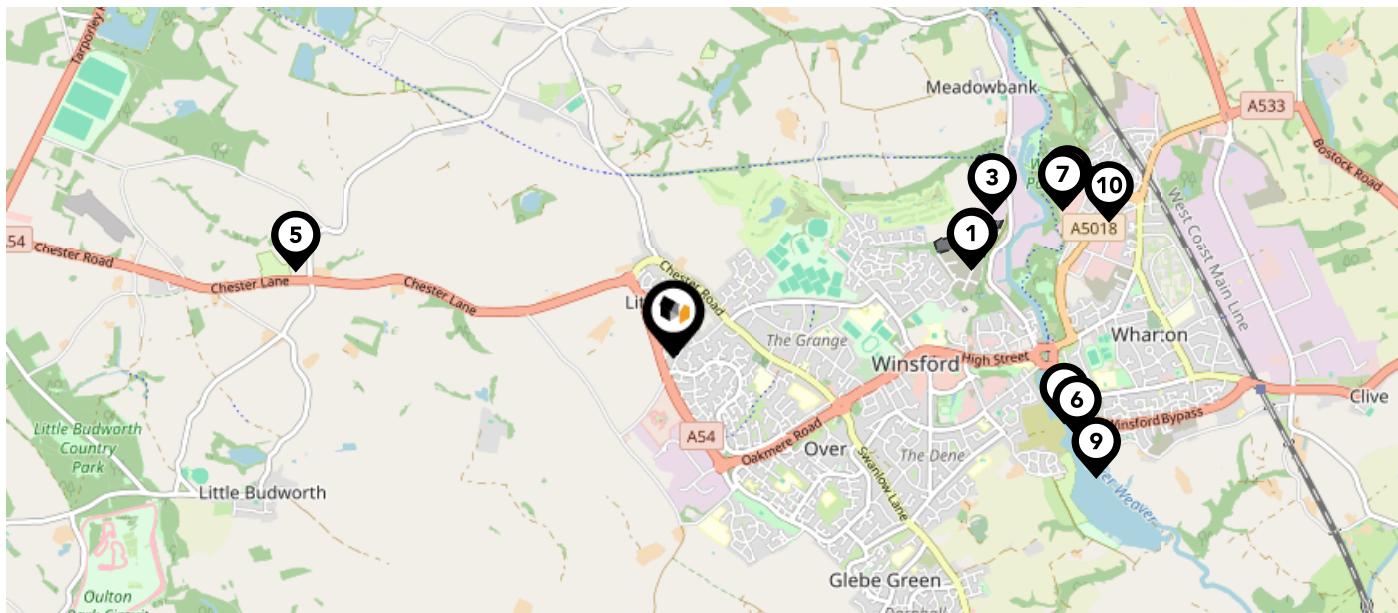
Nearby Green Belt Land

- 1 Merseyside and Greater Manchester Green Belt - Cheshire West and Chester
- 2 Merseyside and Greater Manchester Green Belt - Halton
- 3 Stoke-on-Trent Green Belt - Cheshire East
- 4 Merseyside and Greater Manchester Green Belt - Warrington
- 5 Merseyside and Greater Manchester Green Belt - Cheshire East
- 6 Stoke-on-Trent Green Belt - Newcastle-under-Lyme

Maps

Landfill Sites

This map displays the location of known landfill sites. Historic sites are where there is no environmental permit in force. Active sites are currently authorised by the Environment Agency under Environmental Permitting Regulations.



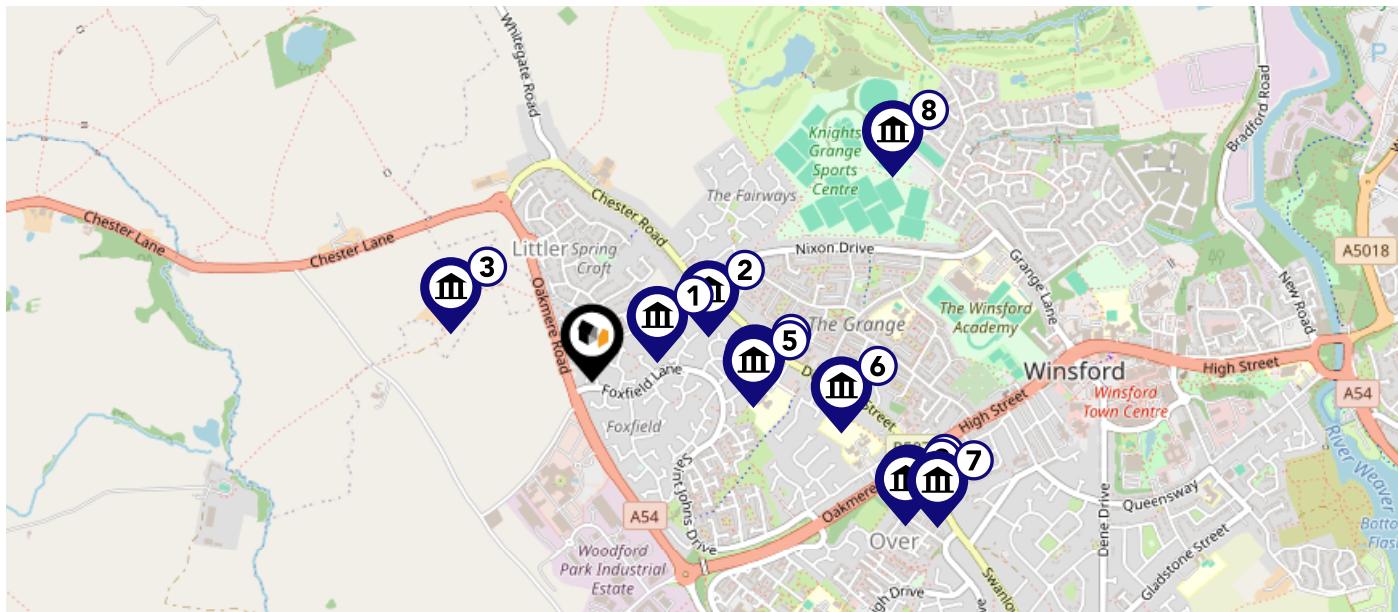
Nearby Landfill Sites

Site Number	Location	Type	Permit Status
1	Wades Lane Tip-Bradford Road, Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
2	New Road-Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
3	Meadow Bank Farm-Bradford Road, Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
4	Tipping at Dock House-Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
5	Cornhill Farm-Little Budowrth, Tarporley, Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
6	Bottom Flash-Winsford	Historic Landfill	<input type="checkbox"/>
7	Shaws Lane-Shaws Lane, Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
8	Messrs Bisons Tip-Shaws Lane, Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
9	Rilshaw Lane Tip-Off Rilshaw Lane, Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>
10	Shaws Lane-Winsford, Cheshire	Historic Landfill	<input type="checkbox"/>

Maps

Listed Buildings

This map displays nearby listed buildings and protected structures, as well as their listed tier and distance from the target property...



Listed Buildings in the local district	Grade	Distance
1160816 - Littler Grange	Grade II	0.2 miles
1139216 - 246, Delamere Street	Grade II	0.3 miles
1160641 - Marton House Farmhouse	Grade II	0.3 miles
1160760 - Monument C20 Yards To North Of Church Of St John The Evangelist	Grade II	0.4 miles
1329818 - Church Of St John The Evangelist	Grade II	0.4 miles
1310425 - Cross Base And Lock-up	Grade II	0.6 miles
1310382 - Dawk House	Grade II	0.8 miles
1310396 - Barn At Knights Grange Recreation Centre	Grade II	0.8 miles
1160821 - The Congregational Church	Grade II	0.8 miles
1329843 - War Memorial C15 Yards To East Of The Congregational Church	Grade II	0.8 miles

Area Schools



Nursery Primary Secondary College Private



The Oak View Academy

Ofsted Rating: Good | Pupils: 150 | Distance: 0.44



Over St John's CofE Primary School

Ofsted Rating: Good | Pupils: 129 | Distance: 0.62



St Joseph's Catholic Primary School, a Voluntary Academy

Ofsted Rating: Good | Pupils: 337 | Distance: 0.64



Grange Community Nursery and Primary School

Ofsted Rating: Good | Pupils: 160 | Distance: 0.75



Oaklands School

Ofsted Rating: Outstanding | Pupils: 168 | Distance: 0.78



Hebden Green Community School

Ofsted Rating: Outstanding | Pupils: 135 | Distance: 0.82



The Winsford Academy

Ofsted Rating: Requires improvement | Pupils: 1089 | Distance: 0.9

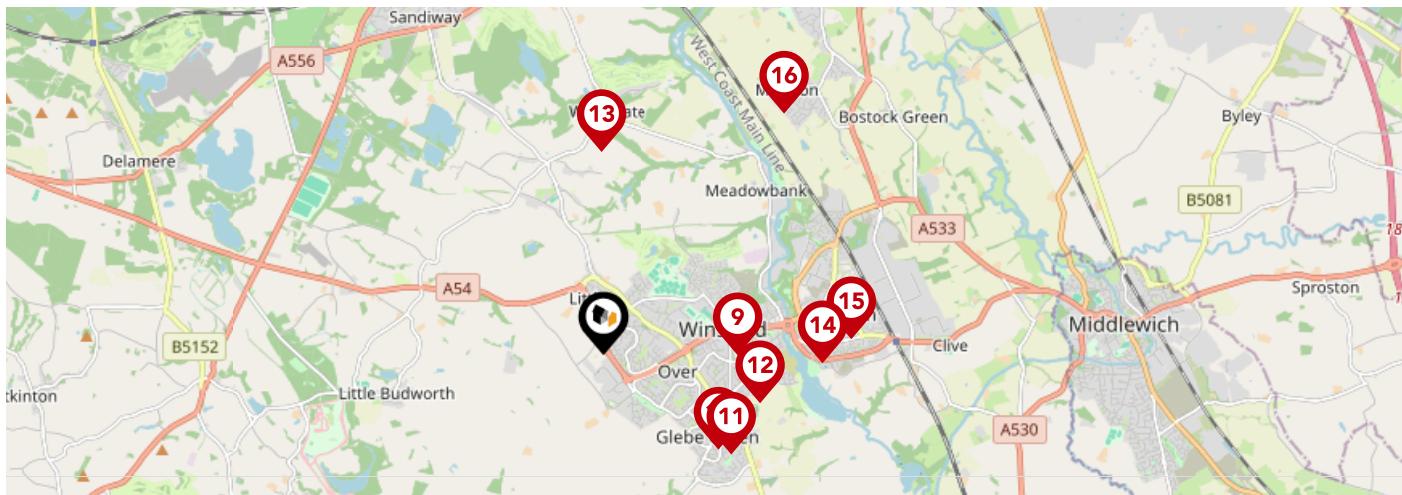


Over Hall Community School

Ofsted Rating: Good | Pupils: 183 | Distance: 0.9



Area Schools

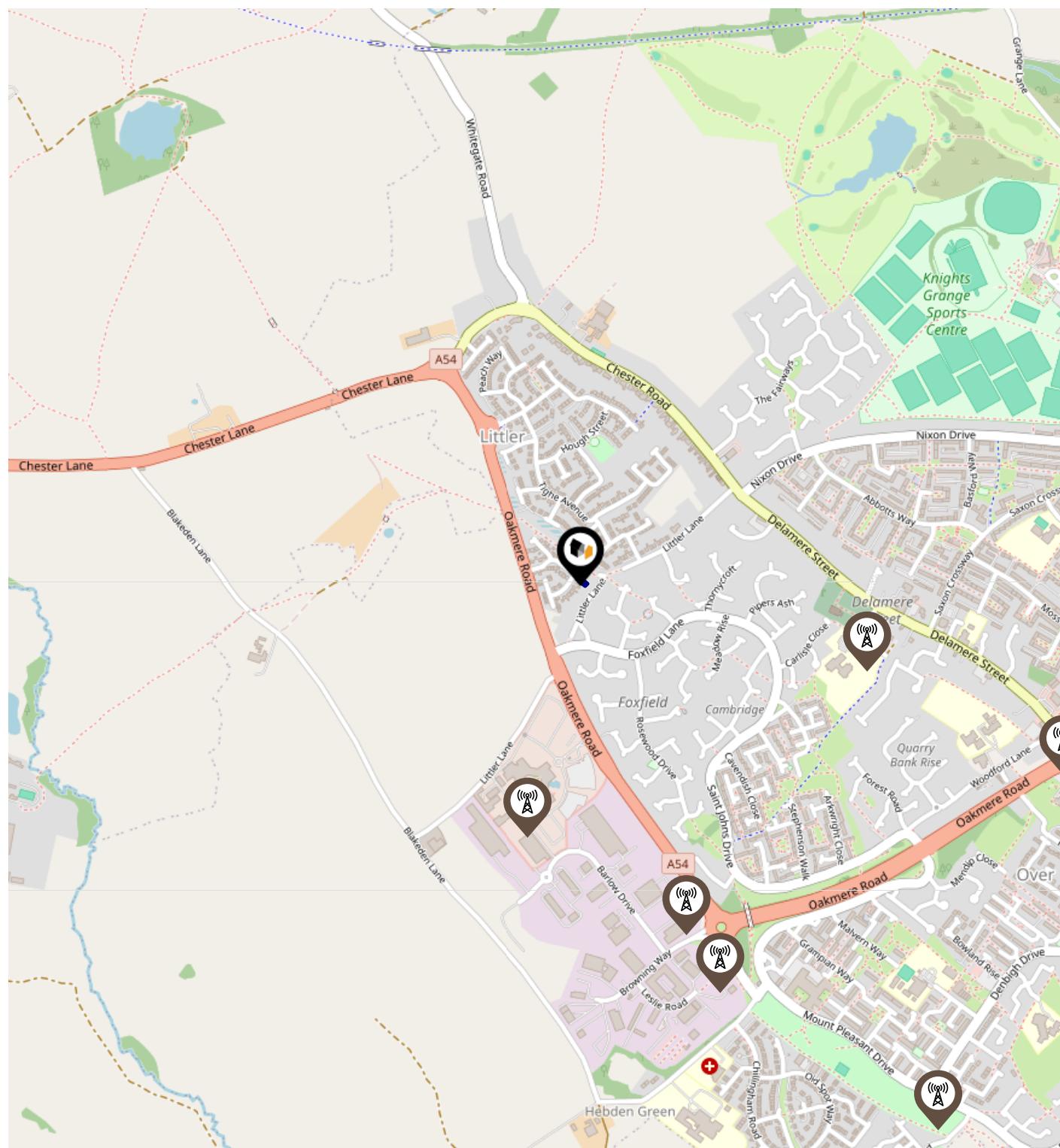


Nursery Primary Secondary College Private

9	Winsford High Street Community Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 543 Distance:1.2					
10	Darnhall Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 446 Distance:1.33					
11	Jefferson House	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Outstanding Pupils: 6 Distance:1.45					
12	St. Chad's Church of England Primary and Nursery School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 185 Distance:1.46					
13	Whitegate CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 162 Distance:1.8					
14	Wharton CofE Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Requires improvement Pupils: 283 Distance:1.95					
15	Willow Wood Community Nursery and Primary School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 0 Distance:2.21					
16	Moulton School	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
	Ofsted Rating: Good Pupils: 202 Distance:2.68					

Local Area Masts & Pylons

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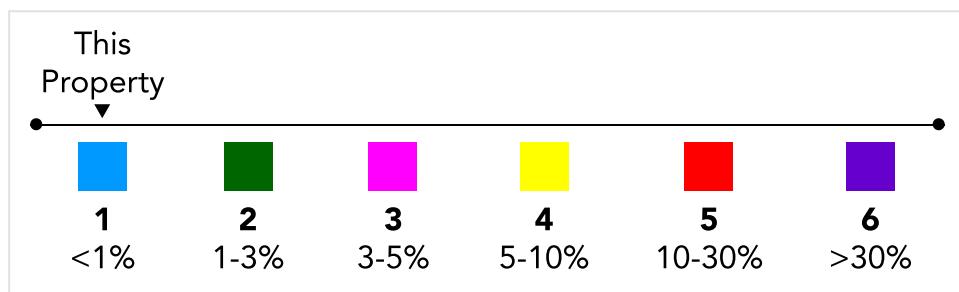
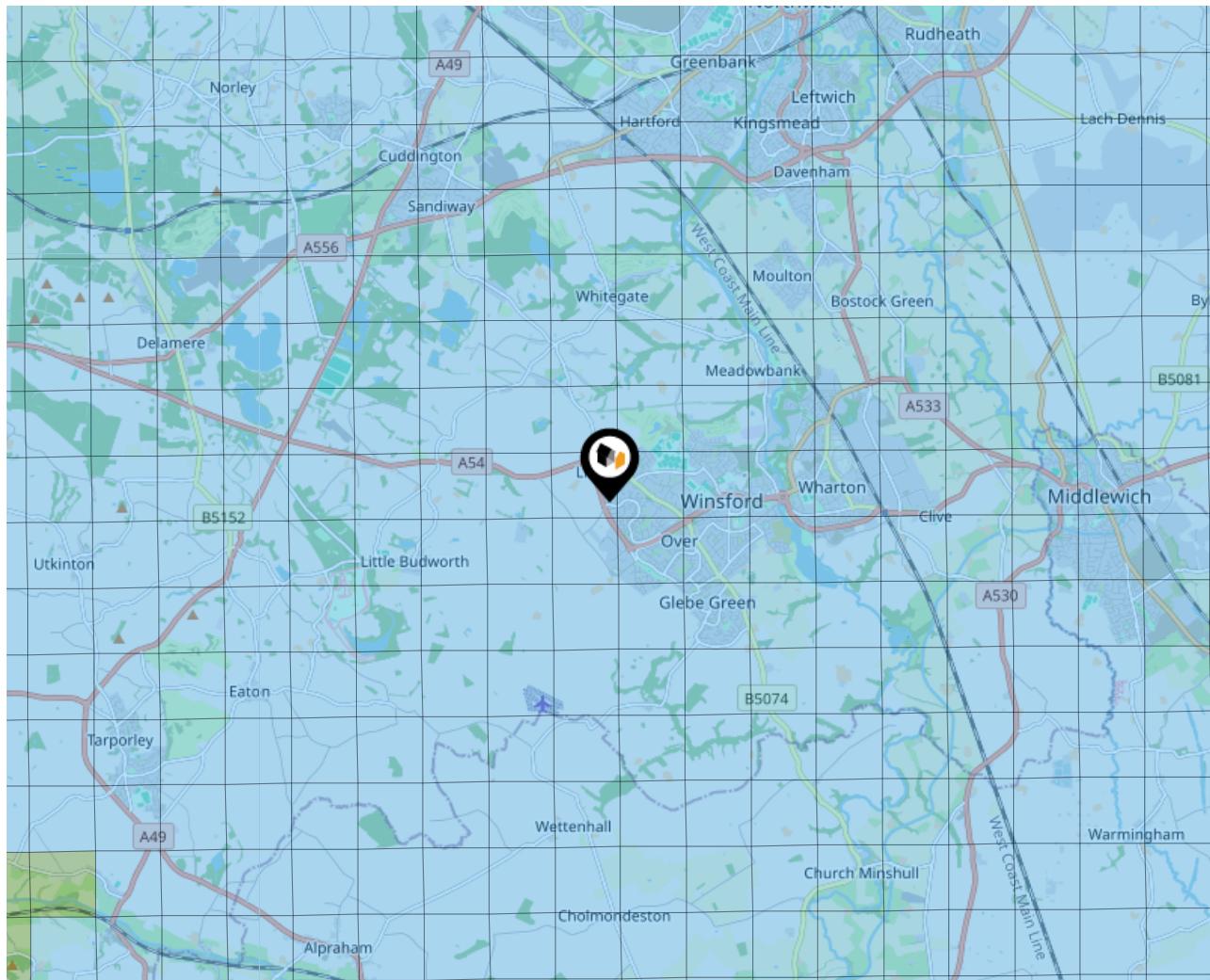


Key:

-  Power Pylons
-  Communication Masts

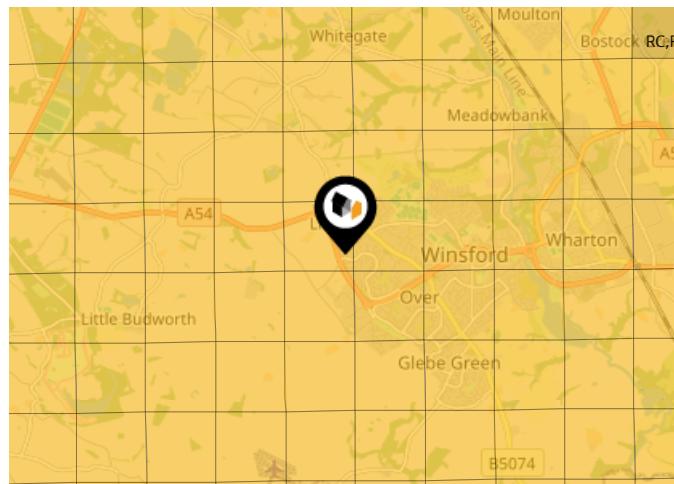
What is Radon?

Radon is a natural radioactive gas, which enters buildings from the ground. Exposure to high concentrations increases the risk of lung cancer. The UK Health Security Agency (UKHSA) recommends that radon levels should be reduced in homes where the annual average is at or above 200 becquerels per cubic metre (200 Bq/m³).



Ground Composition for this Address (Surrounding square kilometer zone around property)

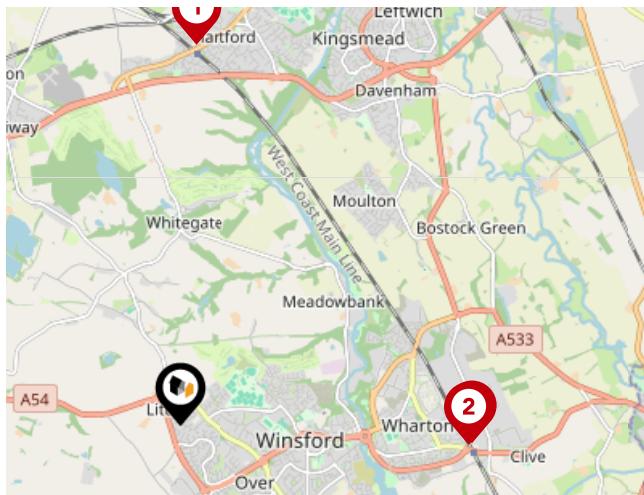
Carbon Content:	VARIABLE(LOW)	Soil Texture:	LOAM TO CLAYEY LOAM
Parent Material Grain:	MIXED (ARGILLIC-RUDACEOUS)	Soil Depth:	DEEP
Soil Group:	MEDIUM TO LIGHT(SILTY) TO HEAVY		



Primary Classifications (Most Common Clay Types)

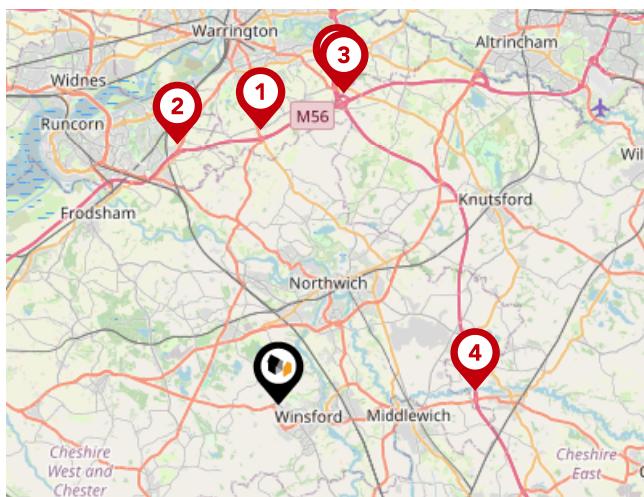
C/M	Claystone / Mudstone
FPC,S	Floodplain Clay, Sand / Gravel
FC,S	Fluvial Clays & Silts
FC,S,G	Fluvial Clays, Silts, Sands & Gravel
PM/EC	Prequaternary Marine / Estuarine Clay / Silt
QM/EC	Quaternary Marine / Estuarine Clay / Silt
RC	Residual Clay
RC/LL	Residual Clay & Loamy Loess
RC,S	River Clay & Silt
RC,FS	Riverine Clay & Floodplain Sands and Gravel
RC,FL	Riverine Clay & Fluvial Sands and Gravel
TC	Terrace Clay
TC/LL	Terrace Clay & Loamy Loess

Area Transport (National)



National Rail Stations

Pin	Name	Distance
1	Hartford Rail Station	3.39 miles
2	Winsford Rail Station	2.56 miles
3	Winsford Rail Station	2.6 miles



Trunk Roads/Motorways

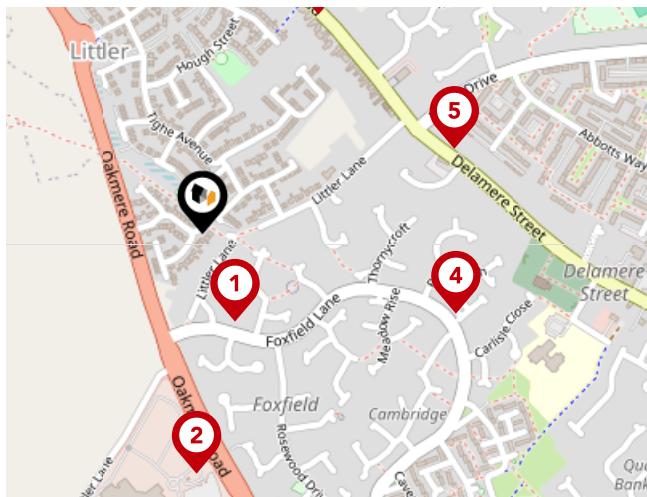
Pin	Name	Distance
1	M56 J10	9.82 miles
2	M56 J11	9.94 miles
3	M56 J9	11.31 miles
4	M6 J18	7.05 miles
5	M6 J20	11.52 miles



Airports/Helipads

Pin	Name	Distance
1	Manchester Airport	16.68 miles
2	Speke	15.88 miles
3	Highfield	45.12 miles
4	East Mids Airport	57.04 miles

Area Transport (Local)



Bus Stops/Stations

Pin	Name	Distance
1	Chesterfield Close	0.1 miles
2	Police Headquarters	0.27 miles
3	The Fairways	0.28 miles
4	Cambridge Avenue	0.29 miles
5	Westgate Avenue	0.3 miles

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Data Quality

We are committed to comprehensive property data being made available upfront to make the home buying and selling process quicker, easier and cheaper. This is why we have partnered with Sprift, the UK's leading supplier of property-specific data.

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Land Registry



Ofsted

